

# PROCEEDINGS OF THE CITY PLANNING COMMISSION

November 18, 2016

## Regular Meeting

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel Driehaus, Vice Chair John Schneider, Mr. Byron Stallworth, Assistant City Manager Sheila Hill-Christian, and Dr. Rainer vom Hofe. Absent was Mr. Ronald Koettters and Councilmember Amy Murray.

Also in attendance were Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Ms. Katherine Keough-Jurs, Ms. Stacey Hoffman, Ms. Rachel Culley, Mr. Alex Peppers, and Ms. Bonnie Holman.

Mr. Driehaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

**The Commission approved the last prior meeting's minutes (November 4, 2016).**

Mr. vom Hofe made the motion, which Mr. Stallworth seconded.

Aye: Ms. Hill-Christian, Mr. vom Hofe, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

Mr. Driehaus stated that the applicant for **Item 4**, a report and recommendation on the Final Development Plan within Planned Development #76 (PD-76) at the northwest corner of West Liberty Street and Elm Street in Over-The-Rhine, requested that it be held until the next meeting on December 2, 2016.

**The Commission approved holding Item 4 until the next City Planning Commission meeting on December 2, 2016.**

Mr. Schneider made the motion, which Mr. vom Hofe seconded.

Aye: Ms. Hill-Christian, Mr. vom Hofe, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

Mr. Schneider asked the applicant to provide additional architectural and parking details on the final development plan. He asked that people concerned with the project research the City Charter to consider the purview of the City Planning Commission.

### **Consent Agenda**

**Item 1** was a report and recommendation on the proposed sale of approximately .0408 acres of City-owned right-of-way to Auburn Land Holdings, LLC, on Inwood Place in Mt. Auburn. Department of City Planning staff recommended approval.

**Item 2** was a report and recommendation for a proposed lease to the United States Postal Service for two portions of City-owned property, formerly known as McClean Street, located in Queensgate. Department of City Planning staff recommended approval.

#### **The Commission adopted staff's recommendations for the Consent Agenda.**

Mr. Stallworth made the motion, which Mr. vom Hofe seconded.

Aye: Ms. Hill-Christian, Mr. vom Hofe, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

### **Discussion Agenda- Legislative**

Mr. Peppers presented **Item 3**, a report and recommendation on the Walnut Hills Reinvestment Plan. Department of City Planning staff recommended approval.

Mr. Kevin Wright, Executive Director of the Walnut Hills Redevelopment Foundation, stated that they were a non-profit community development corporation with primary interests in Walnut Hills. He said the goal of the Reinvestment Plan was to act as a guide for the next ten years. It was not a vision plan but was based on reality, focused only on physical investment. He gave a presentation on the Walnut Hills Reinvestment Plan.

Mr. Driehaus applauded the Plan and the public and private partnerships. He asked Mr. Wright what would have happened without federal tax credits. Mr. Wright responded that the Plan would not have been possible without Tax Increment Financing (TIF) and Federal Historic tax credits. He said that there were around 1,100 subsidized housing units in Walnut Hills concentrated in a mere 15 properties which represents just under 24 percent of total housing units.

Mr. vom Hofe asked if the TIF district boundaries were the same as the neighborhood boundaries. Mr. Wright responded that the TIF boundaries encompassed mostly the business corridors. Ms. Keough-Jurs stated that the TIF district would be in place for 30 years and began in 2002.

Mr. Driehaus asked about Scholar House, located in Walnut Hills. Mr. Wright said Scholar House was created by a partnership of Cincinnati Union Bethel and The Model Group, a transitional learning-living program that equipped low-income single parents with the support needed to complete a post-secondary degree and improve their work prospects. A childcare center was located in the house to care for their children.

Mr. Schneider asked about plans for Fredonia Fields. Mr. Wright explained that the new interchange at Martin Luther King Jr. Boulevard created an enormous amount of unusable, leftover space called Fredonia Fields. As part of the branding of and welcoming to the neighborhood, this space may be recaptured as a naturalized and landscaped passive green space.

**The Commission adopted staff's recommendations for Item 3 on the Legislative Discussion Agenda.**

Mr. vom Hofe made the motion, which Mr. Stallworth seconded.

Aye: Ms. Hill-Christian, Mr. vom Hofe, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

**Director's Report**

Ms. Keough-Jurs stated that the annual Neighborhood Summit would be held on March 10<sup>th</sup> and 11<sup>th</sup>, 2017. She encouraged the City Planning Commission Members to consider attending.

Mr. Haynes stated that on November 10, 2016 the Ohio Supreme Court upheld the historic designation of the King Records building. The decision stated that a property owner may not receive a demolition permit if a historic designation application was pending. Ms. Hill-Christian complimented and thanked Mr. Haynes for his work on the matter.

The meeting adjourned at 10:03 A.M.



Charles C. Graves, III, Director  
Department of City Planning

Date: 12/2/16



Daniel Driehaus, Chair  
City Planning Commission

Date: 12/2/16